DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

1.1 Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the Mixed Use Development District "MUDD-O" (PED-O) classification shall be followed in connection with the use and development of the site.

1.2 The Technical Data Sheet indicates conditions governing the development rights of this plan such as the total amount of building square footage, points of access, setbacks and yards, etc.

2. PERMITTED USES

The site shall comply with the MUDD permitted uses as set out in 9.8502, 9.8503 and 9.8504 of the Ordinance.

3. SIDE WALK IMPROVEMENTS.

- a. Petitioner shall straighten and widen existing 4 foot sidewalk in two locations along Gordon street as set out on the Technical Data Sheet.
- b. Petitioner shall provide landscaped planting strips and planters as set out on the Technical Data Sheet.
- c. Petitioner shall provide an exterior dining patio as set out on the Technical Data Sheet.

4. SIDE YARDS AND REAR YARDS.

All buildings and structures located on the site shall satisfy or exceed the rear yard and side yard requirements established under the Ordinance for the MUDD-O zoning district as shown on this Technical Data Sheet.

5. SCREENING AND LANDSCAPING.

- a. Screening shall conform to the applicable standards of Section 12.303 of the Ordinance.
- b. Landscaping shall meet or exceed the requirements of the Ordinance and the City of Charlotte Tree Ordinance.

6. PARKING.

The minimum parking requirements of the MUDD-O (PED) zoning district will be satisfied in two ways: a: the on street parking spaces (8 existing, 4 new) located immediatley adjacent to the Site on Pecan Avenue and Gordon Street as depicted on the Technical Data Sheet and b: by obtaining legally binding lease agreement(s) from nearby land owner (s) for the remaining parking spaces required

7. LIGHTING.

- a. All direct lighting within the Site shall be designed such that direct illumination does not extend past any property line.
- b. Wall pack type lighting shall be prohibited.

All signs placed on the Site will comply with Chapter 13 of the Ordinance.

9. VARIATIONS FROM MUDD DEVELOPMENT STANDARDS.

The petitioner is requesting the following variation from the MUDD minimum standard for development as part of this MUDD application:

- 9.1 Allowable Building area: 8,345 SF
- 9.2 10' setback on Pecan Avenue.
- 9.3 Dining patio to overlap into 10' setback along Pecan Avenue as shown on technical data sheet.
- 9.4 9'-0" setback along Gordon Street from curb as shown on technical data sheet.

10. VARIATIONS FROM PED DEVELOPMENT STANDARDS.

The petitioner is requesting the following variation from the PED development standards as part of this MUDD-O

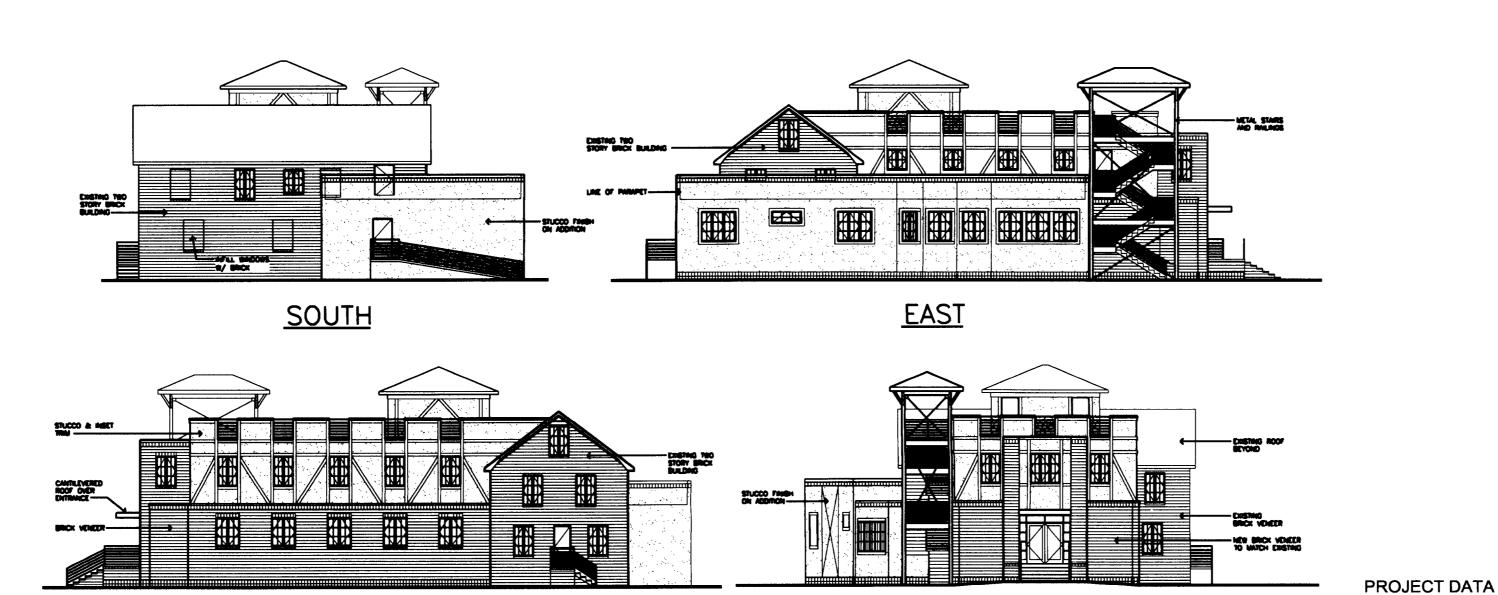
10.1 Required off-street parking: one space per 400 square feet.

11.BICYLCE PARKING.

Bicycle parking shall comply with 12.202 and 12.2.02a of the Ordinance.

FOR PUBLIC HEARING

PETITION NUMBER: 2008-???



WEST

NORTH

BUILDING ELEVATIONS

PETITIONER:

TAX PARCEL #:

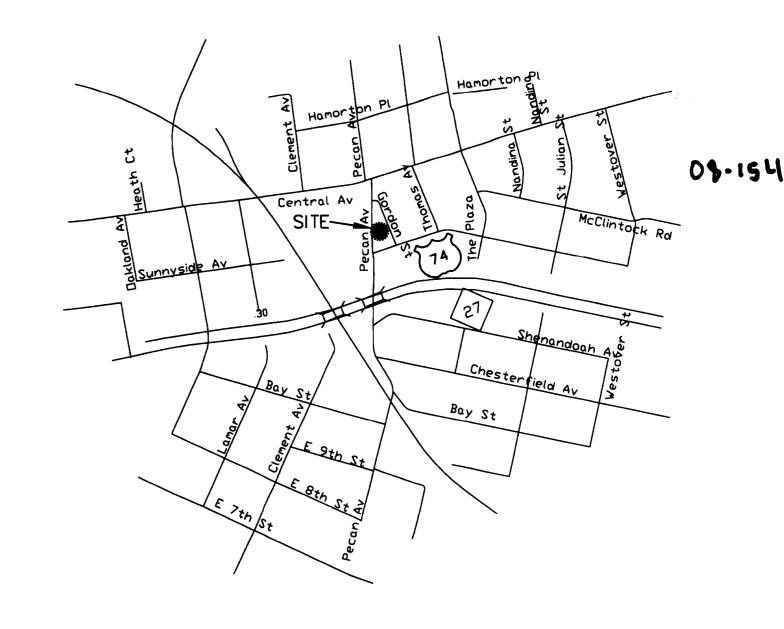
CURRENT ZONING:

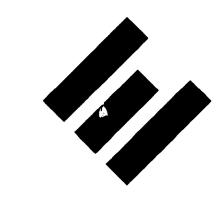
PROPERTY AREA:

PROPOSED USE:

CURRENT BUILDING AREA:

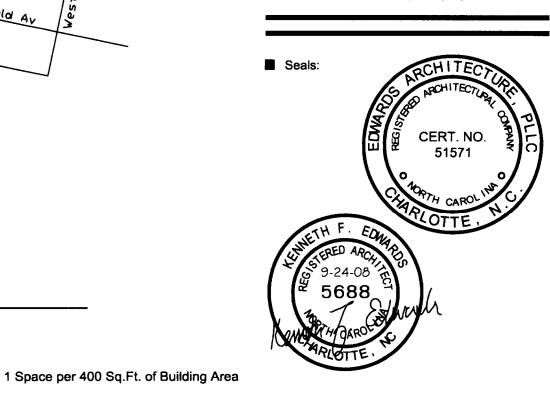
PROPOSED BUILDING AREA:





EDWARDS architecture

4425 Randolph Road Suite 205 Charlotte, NC 28211 704.364.8285 Fax 704.364.6184



NOTE: Site information taken from

Michael C. Sawhill

704-400-4076

4331 University Drive Charlotte, NC 28209

survey dated June 4, 2007 by

Professional Land Surveyor

REQUIRED PER SQ. FOOTAGE

STREET PARKING PROVIDED:

LEASED PARKING PROVIDED:

TOTAL PARKING PROVIDED

PARKING REQUIREMENTS

A&R Holdings, LLC 17210 Lancaster Hwy

Charlotte, NC 28277

Suite 404

081-176-01

8,468 SF

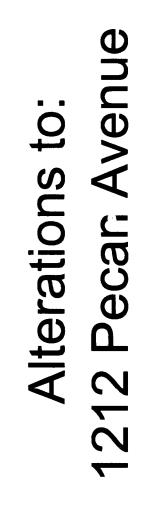
3,868 SF

Restaurant

BUILDING SF

= 8,345 SF

MUDD-O (PED)



■ Drawn By: KFE

Revisions:

Sheet Title:

TECHNICAL DATA SHEET

Project No. 0707

